



**QUESTIONS?**  
Call or email us!

Town of Chapel Hill  
Office of Planning and Sustainability  
Development Services 919-969-5066  
[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

<b>Chapel Hill Historic District</b> <b>Certificate of Appropriateness Application</b>	<b>Project:</b> <b>18-130</b>
<b>Project Description:</b> The Owners seeks to renovate and expand the home at 306 N. Boundary St. for the purposes of their own residence. It is proposed to remove two porch areas from the existing 1991 residence and replace them with new additions to create additional living space, provide more clearly expressive and walkable entries, and to maintain and enhance the connections to the exterior gardens. Also proposed is new garage with guest quarters above.	<b>Permit:</b> Applicant will be applying for ZCP at a later date
	STAFF REVIEW
	<input checked="" type="checkbox"/> Application complete and accepted
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies
	<b>BY:</b> <b>Becky McDonnell</b> <b>DATE:</b> <b>12/12/18</b>
<b>Instructions:</b> Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred) <b>Deadlines:</b> Applications are due by the close of business 30 calendar days prior to the scheduled meeting date. <b>Note:</b> Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.	

<b>A: Property Information</b>	
<b>Property Address:</b> 306 N Boundary Street	<b>Parcel ID Number:</b> 9788599778
<b>Property Owner(s):</b> Stephen Cumbie + Druscilla French	<b>Email:</b> scumbie@nvcommercial.com
<b>Property Owner Address:</b> 204 Glenburnie St	
<b>City:</b> Chapel Hill	<b>State:</b> NC
<b>Zip:</b> 27514	<b>Phone:</b> (703) 448-4304
<b>Historic District:</b> <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul	<b>Zoning District:</b> R-1 and R-2

<b>B: Applicant Information</b>	
<b>Applicant:</b> Erik Van Mehlman, AIA	<b>Role (owner, architect, other):</b> Builder / Out of State Architect's Representative
<b>Address (if different from above):</b> 502 Rigsbee Avenue, Suite 201	
<b>City:</b> Durham	<b>State:</b> NC
<b>Zip:</b> 27701	



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Email: [emehlman@buildsense.com](mailto:emehlman@buildsense.com)

Phone: 919-667-  
0404

### C. Application Type (*check all boxes that apply*)

☐ **Minor Work** Exterior works that do not involve any substantial alterations, and do not involve additions or removals that could impair the integrity of the property and/or the district as a whole. See [Design Guidelines](#) (p. 69) for a list of minor works.

☒ **Historic District Commission Review** Includes all exterior changes to structures and features other than minor works

☐ **Site-work only (walkways, fencing, walls, etc.)** ☐ **After-the-fact application** (for unauthorized work already performed).

☐ **Restoration or alteration** ☐ **Demolition or moving of a site feature.**

☒ **New construction or additions** ☐ **Request for review of new application after previous denial**

☐ **Sign**

### D. Basic information about size, scale, and lot placement.

Provide measurements in feet and square feet where applicable. Where possible, please provide accurate measurements from a licensed surveyor, architect, engineer, etc. If exact measurements are not available, please provide estimated information. Current estimated information about lots and buildings can be found on the [Orange County Real Estate Data](#) website. Information about lot placement can be found on the [Chapel Hill](#) and [Orange County Interactive GIS](#) portals.

Zoning District:	Minimum setbacks			Maximum heights			Lot size
	Street	Interior	Solar	Primary	Secondary		
Required by zoning	28'	14'	17'	Setback 29'	Core 40'		
Proposed	167.1'	15.1' garage	18.8' garage	25' new garage	38'-9" existing home - no change		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	4078sf	+1697sf	5775sf	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	1066sf	+2689sf	3755sf	0.087	0.162	Existing	Proposed
Impervious Surface Area (ISA)	13759	+3344sf	17103sf	-	-	0.23	0.29
New Land Disturbance			5155sf				



### E: Applicable Design Guidelines

The Town's [Design Guidelines for the Chapel Hill Historic Districts](#) are integral to the application and review process. These guidelines supplement the required review criteria for Certificate of Appropriateness applications (provided in [Section 3.6.2\(e\)\(4\)](#) of the Land Use Management Ordinance) by providing detailed, practical considerations for how to make changes to properties while preserving the special character of their Historic District context. Please review the Design Guidelines and consider their applicability to your proposed project. (Attach additional sheets, as necessary.)

Section/Page	Topic	Brief description of the applicable aspect of your proposal
Additions / page 55	Guideline #1	Due to the large lot, siting of the original building, and abundance of evergreen planting, the completed project including the existing house, new additions, and detached garage are all screened from street view.
Additions / page 55 + Garages / page 21	Additions Guidelines #4 + #5 + Garages Guideline #7	Additions: The scale, massing, and details of the additions are derived from the form of the existing home. The materials have been selected to be compatible or identical to those of the existing home. See architect's statement and additional information in Section F. --- Garages: The new garage is set to the Northwest (rear of the home) naturally terminating the existing driveway. The design, form, material, and detail are derived from those of the existing home and new additions, while remaining subordinate, as a garage should do, in both scale and complexity.
Additions / page 55	Guideline #7	The owners were drawn to this home for the tremendous gardens dating back to development by William C. Coker in 1908 and updated during the construction of the home in 1991. They are engaging the Landscape Architect who executed the 1991 planning to take great care in preserving the grounds.



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F. Checklist of Application Materials					
Attach the required elements in the order indicated.	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
<b>1. Written description of physical changes proposed.</b> Describe clearly and in detail the physical changes you are proposing to make. Identify the materials to be used (siding, windows, trim, roofing, pavements, decking, fencing, light fixtures, etc.), specify their dimensions, and provide names of manufacturers, model numbers, and specifications where applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2. History, context, and character information.</b> Please include a summary of what information you have relied on to understand the relevant character and history of the district and subject property—and briefly summarize that information. At a minimum, include: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from <a href="#">Orange County Real Estate Data</a>.</li> <li><input type="checkbox"/> The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see <a href="#">West Chapel Hill</a>, for Franklin-Rosemary see <a href="#">Chapel Hill Historic District</a>, for Gimghoul see <a href="#">Gimghoul</a>. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.)</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. Justification of appropriateness.</b> Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type “not applicable”. <ul style="list-style-type: none"> <li>A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.</li> <li>B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings.</li> <li>C. Exterior construction materials, including texture and pattern.</li> <li>D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.</li> <li>E. Roof shapes, forms, and materials.</li> <li>F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.</li> <li>G. General form and proportions of buildings and structures.</li> <li>H. Appurtenant fixtures and other features such as lighting.</li> <li>I. Structural conditions and soundness.</li> </ul>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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J. Architectural scale.					
4. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. <b>Site Plan Set</b> showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.)  <input checked="" type="checkbox"/> Site plans must show the relationships between, and dimensions of, existing and proposed buildings, additions, sidewalks, walls, fences, driveways, and/or other structures on the property, as well as property lines and applicable zoning setbacks.  <input checked="" type="checkbox"/> Include both written and drawn scales and show accurate measurements. You may also use a copy of a survey with surveyor's seal deleted. Revise the copy as needed to show existing conditions and your proposed work.  <input type="checkbox"/> Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. <b>Elevation Drawings</b> showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes.  <input checked="" type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides.  <input checked="" type="checkbox"/> Include scale bar, written scale, and label major dimensions (including width of structures and heights from finished grade to fascia/eaves and heights to top of roofs).  <input checked="" type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. <b>Information about context</b> (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the <a href="#">Orange County Real Estate Data</a> website; information about lot placement can be found on the <a href="#">Chapel Hill</a> and <a href="#">Orange County</a> GIS portals.  For each of the nearest adjacent and opposite properties, provide:  <input type="checkbox"/> The height of each building (if an estimate, indicate that). <input checked="" type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). <input checked="" type="checkbox"/> The size of each lot (net land area in square feet). <input checked="" type="checkbox"/> The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from <a href="#">Orange County Real Estate Data</a> ; indicate any corrections for accuracy you believe necessary and your basis for doing so.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. <b>Demolition/Relocation Information</b> (required only if demolition or relocation of a feature is proposed).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<input checked="" type="checkbox"/> Provide a written description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property.  <input checked="" type="checkbox"/> Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons and/or families associated with the property. Provide current exterior photographs of the property (4" x 6" as printed or the digital equivalent). If information is unknown, please provide a summary of sources consulted.  <input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer.  <input type="checkbox"/> As necessary, attach a statement explaining how a delay in demolition would cause the property owner to suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay.  <input type="checkbox"/> Provide any records about the structure to be demolished.					
<b>9.</b> Mailing notification fee per <a href="#">Planning &amp; Sustainability Fee Schedule</a> . For a list of addresses, please refer to the Town's <a href="#">Development Notification Tool</a> .	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10.</b> Certificate of Appropriateness fee per <a href="#">Planning &amp; Sustainability Fee Schedule</a>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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### G: Applicant signature

I hereby certify that I am authorized to submit this application; that all information is correct to the best of my knowledge, and all work will comply with the State Building Code and all other applicable State and local laws, ordinances, and regulations.

I acknowledge and agree that the Historic District Commission members, Town employees, and Town agents may enter, solely in performance of their official duties and only at reasonable times, upon the applicant's property for examination or survey thereof pursuant to North Carolina General Statute 160A-400.8. However, no member, employee, or agent of the Historic District Commission may enter any private building or structure without the express consent of the owner or occupant thereof.

I understand and agree that an approved Certificate of Appropriateness is valid only for the particular application, plans, specifications and related project details presented to, and approved by, the Historic District Commission. If any of the data contained in this application, any plans or any specifications presented to the Commission are changed or altered for any reason, including, but not limited to, changes or alternations deemed practically necessary during construction, required due to subsequent Town reviews, or otherwise, a new hearing before the Historic District may be required. By signing below, the applicant agrees to notify the Development Services Center of any changes or alternations in the data contained in this application, the approved plans or the approved specifications related to the project that is the subject of this application.

Hearings on Certificate of Appropriateness applications before the Commission are quasi-judicial proceedings. Therefore, Historic District Commission members are not permitted to discuss a pending application with the applicant or other party. By signing below, the applicant agrees to refrain from speaking with or contacting any member of the Historic District Commission about an application outside of the formal evidentiary hearing on the application.

Erik Van Mehlman, AIA	12/07/18
--------------------------	----------

Applicant (printed name)	Signature	Date
--------------------------	-----------	------

Stephen Cumbie	12/07/18
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Property Owner	Signature	Date
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(if different from above)

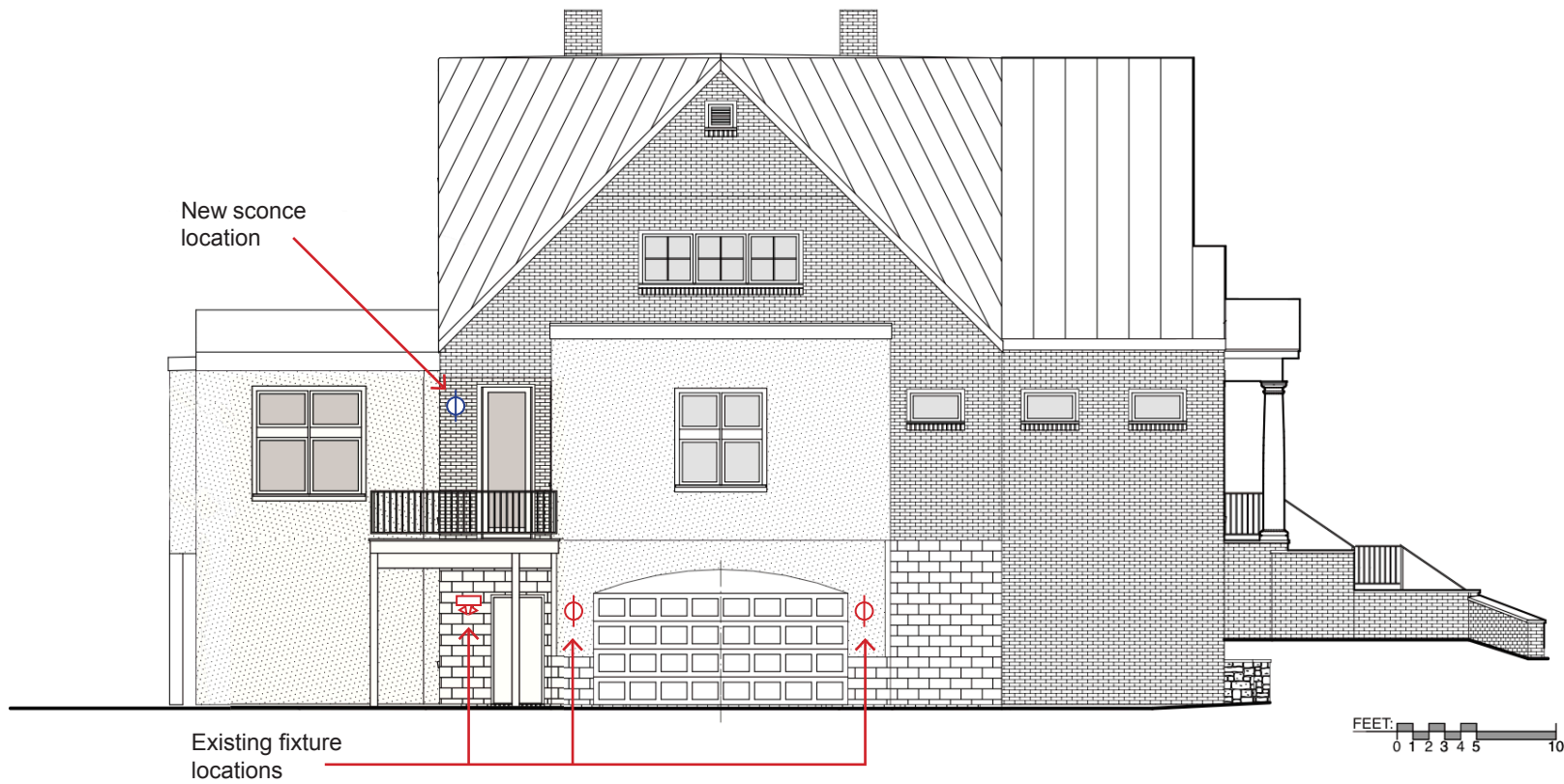
To: Town of Chapel Hill Historic District Commission  
From: Erik Van Mehlman, AIA  
Date: March 13, 2020  
Re: 306 N. Boundary Street  
COA #18-130  
Exterior Lighting and Railing Selections

#### Exterior Light Selection:





It is desired to replace the existing worn and broken exterior lights on the West Elevation with new, energy efficient, non-glare fixtures. The two existing fixture types to be replaced are an exterior floodlight and an exterior sconce. See attached sheet EL-1.1 for the fixture locations and the existing and proposed conditions. See the attached lighting "cutsheets" for details on the proposed fixtures. The new proposed exterior floodlight matches the form and style of the existing building floodlight. The new proposed sconce is an up/down non-glare exterior fixture. While replacing these fixtures, it is desired to install additional matching sconces and floodlights at the exterior door and stair locations for practicality, safety, and as sometimes required by code. On the West Elevation (see sheet EL-1.1), a sconce is proposed at the exterior door from the kitchen to the deck area. On the North Elevation (see sheet EL-1.2), a sconce is proposed at the exterior door to the basement. On the South Elevation (see sheet EL-1.3), two sconces are proposed to flank the recessed entry door. On the East Elevation (see sheet EL-1.4), code requires lights to be located at the top landing of the stairway. Two sconces are proposed to flank the screened porch doors and two floodlights are proposed to be directed toward the stairs and ground for additional safety. Both proposed fixture selections are congruous with existing exterior lighting in the district. While the home is surrounded by dense trees and plantings, the exterior non-glare sconce was selected for its capability to cast light at the point of occupancy rather than toward neighboring homes. The floodlights match the existing style currently installed at the home and are typical of those in the district with adjustable angle capacity to point at downward angles rather than toward neighboring homes.

#### Exterior Railing Selection:

The original application notes "Powder coated aluminum railings, TYP" for all railing locations. The final selection of black powder coated aluminum railing for the East stair and Northwest deck is indicated as "Type B Railing" on attached sheet R-1.1. It is desired to execute the railing in hand forged bronze at the South stair to the home's primary entrance. See "Type A Railing" on attached sheet R-1.1. (Please reference attached sheets EL-1.1-4, if further rail location clarification of is needed).



### Legend

-  Existing Sconce to be Replaced
-  New Wall Sconce Location
-  Existing Floodlight to be Replaced
-  New Floodlight Location  
(see attached for spec sheet)



Existing Wall Sconce



New Wall Sconce  
(see attached for specs)



Existing Floodlights

## FRENCH-CUMBIE RESIDENCE

Addition/Renovation  
306 N. Boundary St., Chapel Hill, North Carolina 27514

MAR 06, 2020





EXTERIOR  
LIGHTING  
DETAILS

EL-1.1

## West Elevation Exterior Lighting



## Legend

-  Existing Sconce to be Replaced
-  New Wall Sconce Location
-  Existing Floodlight to be Replaced
-  New Floodlight Location  
(see attached for spec sheet)



Existing Wall Sconce



New Wall Sconce  
(see attached for specs)



Existing Floodlights

## FRENCH-CUMBE RESIDENCE

Addition/Renovation  
306 N. Boundary St., Chapel Hill, North Carolina 27514

MAR 06, 2020

EXTERIOR  
LIGHTING  
DETAILS  
EL-1.2





## North Elevation Exterior Lighting

New sconces  
(shown dashed) in  
recessed opening  
beyond columns



FEET: 0 1 2 3 4 5 10

## Legend

-  Existing Sconce to be Replaced
-  New Wall Sconce Location
-  Existing Floodlight to be Replaced
-  New Floodlight Location  
(see attached for spec sheet)



Existing Wall Sconce



New Wall Sconce  
(see attached for specs)



Existing Floodlights

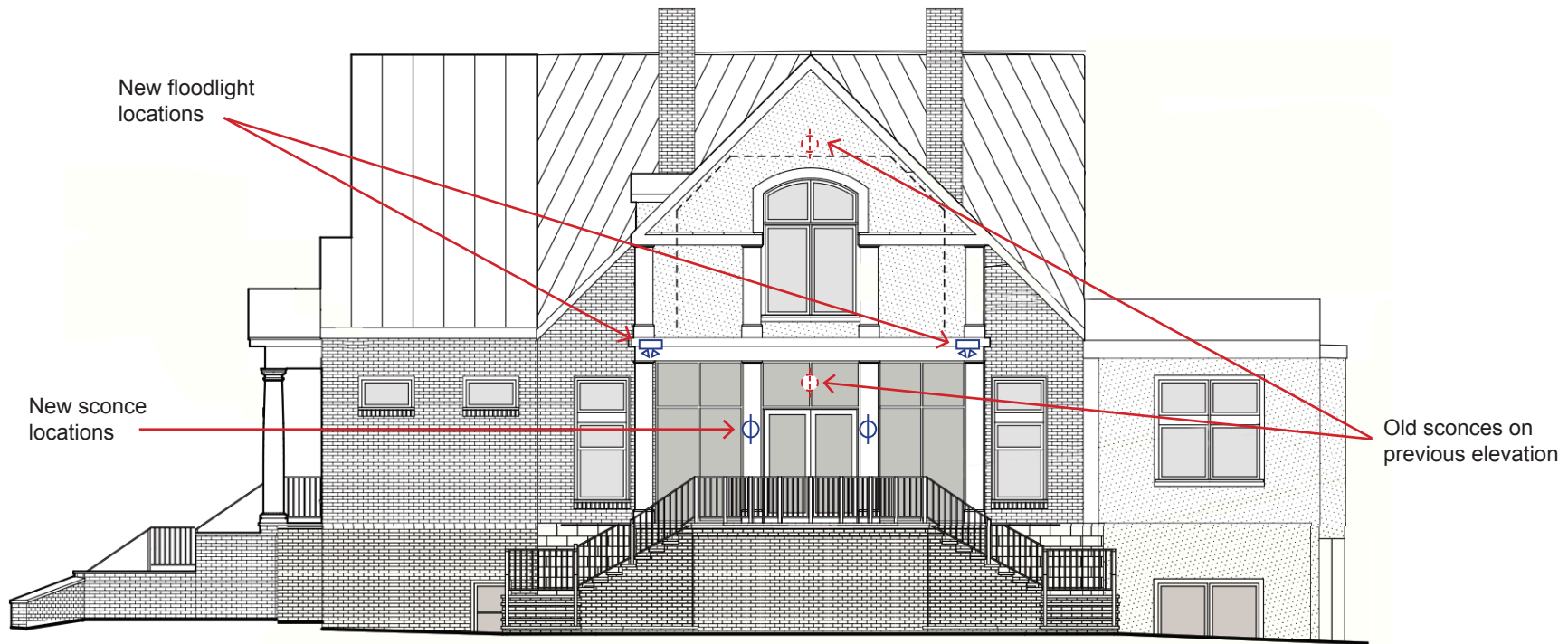
## FRENCH-CUMBE RESIDENCE

Addition/Renovation  
306 N. Boundary St., Chapel Hill, North Carolina 27514

MAR 06, 2020


EXTERIOR  
LIGHTING  
DETAILS  
EL-1.3

## South Elevation Exterior Lighting



FEET: 0 1 2 3 4 5 10


## Legend

 Existing Sconce to be Replaced

 New Wall Sconce Location

 Existing Floodlight to be Replaced

 New Floodlight Location  
(see attached for spec sheet)

 Old Wall Sconce on Previous Elevation  
(already removed)



Existing Wall Sconce



New Wall Sconce  
(see attached for specs)



Existing Floodlights

## FRENCH-CUMBE RESIDENCE

Addition/Renovation  
306 N. Boundary St., Chapel Hill, North Carolina 27514

MAR 06, 2020

EXTERIOR  
LIGHTING  
DETAILS

EL-1.4

## East Elevation Exterior Lighting



Type A Railing to have  
**Handforged Bronze Finish**



Type B Railing to have  
**Dark Bronze Finish**

## South Elevation Railings

### FRENCH-CUMBE RESIDENCE

Addition/Renovation  
306 N. Boundary St., Chapel Hill, North Carolina 27514

MAR 06, 2020

EXTERIOR  
RAILING  
DETAILS

R-1.1



## PRODUCT SPECIFICATIONS

\*Image shown may not reflect your configured options



## Twilight Large Dark Sky Friendly Outdoor Sconce

HUBBARDTON FORGE

Base Item #304905

Configured Item #304905-1007

304905-SKT-75

### FINISH

Coastal Bronze - 75

## OPTIONS

### FINISH

Coastal Black - 10  
Coastal Natural Iron - 20  
Coastal Gold - 70  
Coastal Mahogany - 73  
Coastal Bronze - 75  
Coastal Dark Smoke - 77  
Coastal Burnished Steel - 78

## SPECIFICATIONS

### Twilight Large Dark Sky Friendly Outdoor Sconce

Base Item #: 304905

Configured Item #: 304905-1007

304905-SKT-75

Aluminum direct wire exterior wall sconce. Additional cover cap for Dark Sky Friendly option included.

- Handcrafted to order by skilled artisans in Vermont, USA
- Lifetime Limited Warranty when installed in residential setting
- Features our robust Coastal Outdoor finish specifically formulated to resist some of the harshest environmental conditions.
- US Patent D703,372S

### Dimensions

Height	11.40"
Width	11.10"
Projection	9.50"
Product Weight	9.80 lbs
Backplate	11.10" x 11.40"
Vertical Mounting Height	7.00"
Packed Weight	14.00 lbs
Shipping (DIM) Weight	25.00 lbs

### Lamping

Socket: Medium

Bulb: A-19, 100W Max

Number of Bulbs: 1 (not included)

IES Files Available: N

### Location Rating

Outdoor Wet

### Safety Rating

UL, CUL listed

# DOUBLE SPOT Endurance

WP-LED430

# WAC LIGHTING

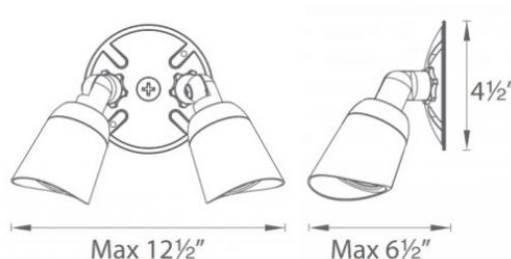


Fixture Type:

Catalog Number:

Project:

Location:



## PRODUCT DESCRIPTION

Die cast aluminum factory sealed housings with patent pending design for a water and dust proof IP66 rated outdoor luminaire

## FEATURES

- Factory-Sealed LED Light Engine
- Die-cast aluminum construction
- Photo/Motion Sensor Compatible (Sold Separately)
- 120V Direct Wire - No Driver Needed
- 85 CRI
- 39,000 hour rated life

## SPECIFICATIONS

**Construction:** Die-cast aluminum

**Power:** Line Voltage input (120V)

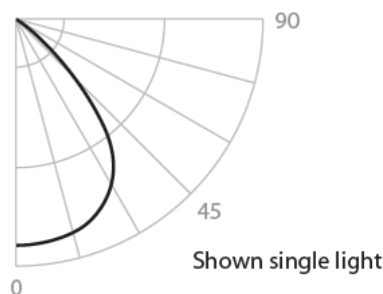
**Dimming:** 100% - 10% with Electronic Low Voltage (ELV) dimmer

**Finish:** Architectural Black, Bronze, White and Graphite

**Standards:** IP66, Wet Location, ETL & cETL Listed

**Operating Temperature:** -40°C (-40°F) to 40°C (104°F)

## PHOTOMETRY



## ORDER NUMBER

Model	Wattage	Comparable	Color temp	Delivered Lumens	Finish
<b>WP-LED430</b>	<i>Double Spot</i>	<i>30W</i>	<i>2 x 75W</i>	<b>30</b> 3000K <b>50</b> 5000K	<i>965 x 2</i> <i>1030 x 2</i>
					<b>aBK</b> Architectural Black <b>aBZ</b> Architectural Bronze <b>aGH</b> Architectural graphite <b>aWT</b> Architectural White

Example: **WP-LED430-50-aBK**

wacighting.com  
Phone (800) 526.2588  
Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
44 Harbor Park Drive  
Port Washington, NY 11050

Central Distribution Center  
1600 Distribution Ct  
Lithia Springs, GA 30122

Western Distribution Center  
1750 Archibald Avenue  
Ontario, CA 91760